Legislation Details (With Text)

File #:	21-0046 **Version:** 1	**Name:**	2/16/21 - 907 & 913 S. Main Site Plan
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	2/16/2021	**In control:**	City Council
On agenda:	2/16/2021	**Final action:**	2/16/2021
Enactment date:	2/16/2021	**Enactment #:**	R-21-072

Title: Resolution to Approve 907 & 913 S. Main Street Site Plan and Development Agreement, (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 907 & 913 S Main Staff Report w Maps12-1-20.pdf, 2. 907 & 913 S Main DA.pdf, 3. 12-1-2020 CPC Minutes w Live Links.pdf, 4. 907 & 913 S Main EV Parking Sheet.pdf, 5. WLN clipping 907, 913 S Main Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
2/16/2021	1	City Council	Held and Closed	
2/16/2021	1	City Council	Approved	Pass

Resolution to Approve 907 & 913 S. Main Street Site Plan and Development Agreement, (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Approval of this resolution will allow for demolition of the two existing houses and combining both lots to construct a 6-unit, 36 bedroom rental complex.

Petition Summary:

- The Site Plan proposes to combine 907 & 913 S. Main street, demolish the existing structures and propose a 6-unit, 36 bedroom total complex for rent on this 0.32-acre site. A variance from planting street trees along S. Main is required from the Zoning Board of Appeals.
- A development agreement has been prepared to upgrade the water main leading to this site.
- The petitioner addressed issues raised by Planning Commission by agreeing to add bicycle parking spaces to address parking concerns. This proposal meets minimum parking requirements of 1.5 spaces/unit. An AAATA bus stop is close to this site.

The City Planning Commission, at its meeting of 12/1/20, recommended approval of this request.

Attachments: 12/1/20 Planning Staff Report
12/1/20 Planning Commission Minutes
11/25/20 Draft Development Agreement
Prepared By: Chris Cheng, City Planner
Reviewed By: Brett D. Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, City Administrator
Whereas, Davis + Main LLC has requested site plan approval in order to develop a three-story, 6-unit with 36 bedroom rental unit;

Whereas, A development agreement has been prepared to address water main upgrades;

Whereas, The Ann Arbor City Planning Commission, on 12/1/20, recommended approval of the petition;

Whereas, The development would comply with the R4C, Multiple-Family Dwelling District, zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in the UDC; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated 11/25/20;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the 907 & 913 S. Main Site Plan dated 11/5/20, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.